

ORDINANCE NO. 0-25-89

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY LOCATED AT 8494 PLEASANT VALLEY ROAD; AND SPECIFYING THE ZONING CLASSIFICATION FOR SUCH PROPERTY AFTER ANNEXATION. (RIEGLER PROPERTY)

WHEREAS, the City has previously enacted Ordinance No. 0-18-89 stating its intention to annex the hereinafter described unincorporated territory, and

DEC 15 1999

WHEREAS, all of the owners of record of such territory have requested same be annexed pursuant to K.R.S. 81A.412 and such owners have duly waived the provisions of K.R.S. 81A.460, and

WHEREAS, pursuant to the recommendation of the Boone County Planning Commission under K.R.S. 81A.420(1) such territory shall remain with the current zoning of Industrial One (I-1) after annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the territory described in Exhibit "A" which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION II

That the recommendation of the Boone County Planning Commission (Resolution No. R-22-89) as to the zoning classification for the subject territory upon annexation is hereby adopted and approved, and the zoning classification for such territory shall be Industrial One (I-1) as shown on the Plat which is attached hereto and incorporated herein as Exhibit "B".

That the zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning classification for such territory set out above.

SECTION III

That following the enactment and publication of this Ordinance, such territory shall become a part of the City of Florence, Kentucky, for all purposes.

PASSED AND APPROVED ON FIRST READING THIS 22nd DAY OF August, 1989.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 12th DAY OF September, 1989.

APPROVED:

MAYOR

ATTEST?

CITY CLERK

I, Betsy R. Conrad, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 0-25-89 as same appears in the official records of my office.

Dated this 13th day of September, 1989.

Betsy R. Conrad, City Clerk

DEED

KNOW ALL PERSONS BY THIS INSTRUMENT:

That R.C. DURR and KATHERINE DURR, his wife

Property Transfer Tax Paid \$
Jerry W. Rouse, Clerk120.00
C.R.B.

D.C.

the GRANTOR(S), for and in consideration of \$170,000.00

paid to the GRANTOR(S) by the GRANTEE ~~(s)~~ herein, the receipt of which is hereby acknowledged, do bargain, sell and convey to the following named GRANTEE ~~(s)~~,

RIEGLER PROPERTIES, a Kentucky partnership

heirs/successors and assigns forever, the following described real estate, in the City of _____, County of _____ Boone _____, and Commonwealth of Kentucky, to-wit:

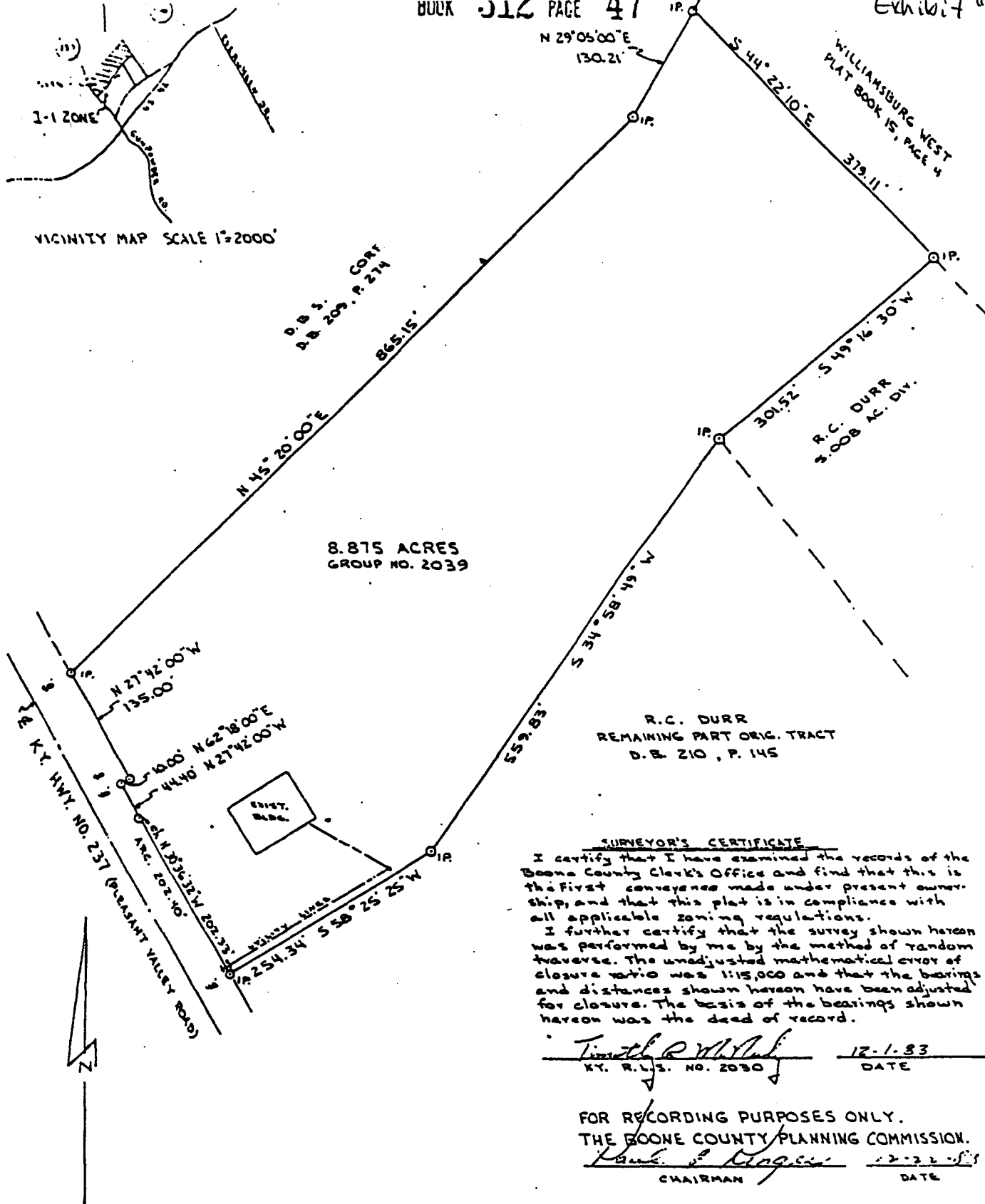
Street Address: Pleasant Valley Road, Boone County, KentuckyRet → Mailing Address: 3224 Edwards Avenue, Erlanger, Kentucky 41018Group No.: 2038 + 2039; Plat No.: _____

Located in Boone County, Kentucky, lying on the northeast side of Kentucky Highway No. 237 (Pleasant Valley Road) approximately 0.2 mile northwest of U.S. Highway No. 42 and is more particularly described as follows:

Beginning at an iron pin in the northeast right-of-way line of Kentucky Highway No 237, 50 feet at right angles to its centerline, common corner of R.C. Durr (Deed Book 210, Page 145) and D.B.S. Corporation property (Deed Book 209, Page 274), thence with the common lines of Durr and D.B.S. Corporation N 45° 20'00" E 865.15 feet to an iron pin, thence N 29° 05' 00" E 130.21 Feet to an iron pin corner of Williamsburg West Subdivision (Plat Book 15, page 4), thence with the southwest line of said subdivision S 44° 22'10"E 379.11 Feet to an iron pin corner of a 5.008 acre division, thence with the northwest line of said tract S 49° 16' 30" W 301.52 Feet to an iron pin, thence along a new division of R.C. Durr's property S 34° 58' 49"W 559.83 Feet to an iron pin, thence S 58° 25'25"W 254.34 Feet to an iron pin in the northeast right-of-way line of Kentucky Highway No. 237, 40 feet at right angles to its centerline, thence with said right-of-way line northwestwardly, along a curve toward the west (curve having a chord of N30° 36'32"W 202.33 Feet), a distance of 202.40 Feet to a point, thence N 27° 42'00"W 44.40 Feet to a point, thence N 62° 18'00" E 10.00 Feet to a point, thence N 27° 42'00"W 135.00 Feet to a point of beginning containing 8.875 acres and subject to all legal right-of-ways and easements of record.

Being a part of the same property conveyed to R.C. Durr by deed recorded in Deed Book 210, page 145 in the Boone County Clerk's Office at Burlington, Kentucky.

This description was prepared from a new survey by Timothy R. McNeely, R.L.S. No. 2030, November 30, 1983.



SURVEYOR'S CERTIFICATE

I certify that I have examined the records of the Boone County Clerk's Office and find that this is the first conveyance made under present ownership, and that this plat is in compliance with all applicable zoning regulations.

I further certify that the survey shown hereon was performed by me by the method of random traverse. The unadjusted mathematical error of closure ratio was 1:15,000 and that the bearings and distances shown hereon have been adjusted for closure. The basis of the bearings shown hereon was the deed of record.

Timothy R. McNeely
KY. R.L.S. NO. 2030

12-1-83
DATE

FOR RECORDING PURPOSES ONLY.

THE BOONE COUNTY PLANNING COMMISSION.

Paul J. Rogers
CHAIRMAN

12-22-83
DATE

PLAT OF 8.875 ACRES TO BE CONVEYED BY R.C. DURR
BOONE COUNTY KENTUCKY

NORTHEAST SIDE KY. HWY. NO. 237

0.2 MILE NORTHWEST U.S. HWY. NO. 42

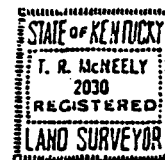
DEC. 1, 1983

REF. D.B. 210, P. 145

SCALE 1"=100'

F.B. 8-22

TIMOTHY R. McNEELY
Registered Land Surveyor
2592 Selenew Road
Burlington, KY 41005 Ph. 586-6497



Together with all the privileges and appurtenances to the same belonging.

To have and to hold forever the same to the GRANTEE(S), in the fashion and manner stated above in the conveying clause, with covenants of general warranty.

Dated this 30th day of December, 1933.

R.C. DURR
R.C. DURR

KATHERINE DURR
KATHERINE DURR

STATE OF KENTUCKY, COUNTY OF Kenton

The foregoing instrument was acknowledged before me this 30 day of December, 1933, by R.C. DURR and KATHERINE DURR, his wife, to be their act and deed.

Notary Public
My commission expires 1/5/34 My jurisdiction is Kenton Co.

My commission expires 1/5/34 My jurisdiction is Kenton Co.

This instrument prepared by Ziegler & Schneider, Attorneys at Law, 200 Covington Mutual Building, 629 Madison Avenue, Covington, Kentucky 41011, by Wilbert L. Ziegler, Attorney.

WILBERT L. ZIEGLER

STATE OF KENTUCKY,)
: SCT.
COUNTY OF BOONE,)

I, JERRY W. ROUSE, CLERK OF THE COUNTY COURT IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS, ON THE 4 DAY OF Jan., 1934, AT 12:14 P. M. LODGED IN MY OFFICE FOR RECORD, WHEREUPON THE SAME, THE FOREGOING, AND THIS CERTIFICATE HAVE BEEN DULY RECORDED IN MY OFFICE.

GIVEN UNDER MY HAND, THIS THE 4 DAY OF Jan.

19 34.

JERRY W. ROUSE, CLERK

BY Dresser Cope, DC